

**Town of East Hampton  
Architectural Review Board  
159 Pantigo Road, East Hampton, NY 11937**



## **MINUTES**

**Date: February 11<sup>th</sup> 2016  
Time Started: 6:00 p.m.**

**Members Present:** Richard Myers, Chairman  
Edwin Geus, Member  
Edward Krug, Member  
Betsy Smith, Member

**Not Present:** Peter Gumpel, Vice Chairman

**Also Present:** Denise Savarese, Legislative Secretary  
Michael Sendlenski Town Attorney

**TO APPLICANTS: Commencement of any project shall not commence until a Building Permit is issued by the Building Department of the Town of East Hampton following approval from the Architectural Review Board of the Town of East Hampton.**

## **REGULAR MEETING**

- **Chairman Opens the Meeting**
  - **Minutes - January 28<sup>th</sup> 2016 – Member Geus made a motion to approve the Minutes – Member Krug seconded. All members were in favor.**
  - **Applications**
  - **New Business**
- a) Comments to Planning Board**  
**b) Certificate of Occupancy**

**Business Sign**

**Goldbergs  
C/o Ocean Graphics  
200A Springs Fireplace Rd  
East Hampton, NY**

**SCTM# 300-197-2-9.2  
358 Montauk Highway  
Wainscott, NY**

**No one appeared on behalf of the application. Application tabled until next ARB meeting scheduled for March 10, 2016**

**Epic Strength  
C/o Ocean Graphics  
200A Springs Fireplace Rd  
East Hampton, NY**

**SCTM# 300-58-2-1  
514 Three Mile Harbor  
Springs, NY**

**No one appeared on behalf of the application. Application tabled until next ARB meeting scheduled for March 10, 2016**

**Marion Rohrbach  
51 Talmage Farm Lane  
East Hampton, NY**

**SCTM# 300-171-2-6  
249 Main Street  
Amagansett, NY**

**Architectural Review Board hereby approves two single sided sign 30" x 10" (4 sq. ft.) and one double sided sign 24.07" x 8.02" (1.33 sq. ft.) – Color to be Grow Green & Pewter - as per the following conditions:**

- 1. Map of Property: Prepared by George H. Walbridge Co.**
- 2. Approved Sign Specifications: Prepared by Ocean Graphics stamped Approved**

**Chairman Myers made a motion to approve the application.  
Member Geus seconded. All members were in favor.**

**Montauk Manor Condo  
C/o LaFine Restaurant  
236 Edgemere Street**

**SCTM# 300-27.2 & 27.3  
236 Edgemere Street  
Montauk, NY**

**Montauk, NY**

**Application has been withdrawn.**

**Montauk East LLC  
C/o Gail Engelmann  
PO Box 667  
Montauk, NY**

**SCTM# 300-6-3-6  
478 West Lake Drive  
Montauk, NY**

**Architectural Review Board hereby approved three blue awnings with no clouds stamped Approved dated 2-11-16 (color swatch in the Board's file) on the front façade of the building, the parking lot side of the building and the back side of the building subject to the following conditions:**

- Approved Survey: Map of Property prepared by James P. Walsh surveyed September 4th 2014**
- Approved Plans: Outlining dimensions and stamped Approved**

**Member Krug made a motion to approve the application with revisions. Member Geus seconded. All members were in favor.**

**Montauk East LLC  
C/o Gail Engelmann  
PO Box 667  
Montauk, NY**

**SCTM# 300-6-3-6  
478 West Lake Drive  
Montauk, NY**

**Architectural Review Board hereby approves one single sided sign 9.65 sq. ft., as per photographic rendering stamped Approved. Also approved one existing single sided sign Espresso Bar 1.8 sq. ft., and one existing single sided sign Espresso Bar Prints to Go Tee-Shirts 3.25 sq. ft. No illumination on any of the signs. All other signs are to be removed. Approval conditioned upon: 1) Approved Survey: Map of Property prepared by James P. Walsh surveyed September 4th 2014 2) Approved Plans: Ben & Jerry's sketch stamped approved, and photographic renderings all contained in the Board's files.**

**Member Krug made a motion to approve the application. Member Geus seconded. All members were in favor.**

**Fences, Walls & Berms**

**Samir Patel  
Aran Construction Inc.  
257 Pantigo Road  
East Hampton, NY**

**SCTM# 300-54-3-29  
18 North Bay Lane  
East Hampton, NY**

**No one appeared on behalf of the application. Application tabled until next ARB meeting scheduled for March 10, 2016**

**James Grassi  
920 Springs Fireplace Road  
East Hampton, NY**

**SCTM# 300-63-3-17**

**No one appeared on behalf of the application. Application to be taken off the Agenda until the Applicant follows up with the ARB. Application pending.**

**Martin 1996 Management Trust  
C/o AutoGate Systems Inc.  
539 Old Riverhead Road  
Westhampton Beach, NY**

**SCTM# 300-172-6-20  
32 St. Mary's Lane  
Amagansett, NY**

**No one appeared on behalf of the application. Application tabled until next ARB meeting scheduled for March 10, 2016**

**J. Mark Waugh & Daniel Campsey  
C/o AutoGate Systems Inc.  
539 Old Riverhead Road  
Westhampton Beach, NY**

**SCTM# 300-142-1-11.7  
14 Old Orchard Lane  
East Hampton, NY**

**No one appeared on behalf of the application. Application tabled until next ARB meeting scheduled for March 10, 2016**

**Amit Cohen  
111 Norfolk Drive**

**SCTM# 300-24-13-8**

## **East Hampton, NY**

**Architectural Review Board hereby approves an existing driveway gate and posts at a maximum height of 6 ft. to be set back 20 ft. from the edge of pavement as per revised survey prepared by Barylski Land Surveying last revised June 2nd 2015 – Photographs of already existing gate are contained in the Board's files.**

**Member Geus made a motion to approve as per revised survey. Member Krug seconded. All members were in favor.**

### **Agricultural Overlay**

**MKL Construction  
PO Box 5031  
East Hampton, NY**

**SCTM# 300-197-8-11  
4 Osborn Farm Lane  
Wainscott, NY**

**No one appeared on behalf of the application. Application tabled until next ARB meeting scheduled for March 10, 2016**

**Fieldview Partners, LLC, Owners  
22 Fieldview Lane  
East Hampton, NY  
Resolution Dated 1/9/14**

**SCTM# 300-159-18-21  
Modification Request**

**Architectural Review Board as per letter received from Gerard Mingino, dated January 29th 2016 requesting a Modification to their previously approved Addition and Detached Garage (Resolution dated January 15th 2014) hereby approves Modification request subject to the following conditions: As-built survey prepared by Saskas Surveying last revised September 24th 2015 and Approved Revised Plans prepared by Bruce A. T. Siska (Pages include A1.01 C, A-1.3, A-3.2) stamped Approved 2-11-16.**

**Member Smith made a motion to approve the Modification request. Member Krug seconded. All members were in favor.**

**Stephen & Jennifer Enrico**

**SCTM# 300-197-4-13.2**

**114 Sayres Path  
Wainscott, NY  
Resolution: January 22nd 2015**

**Modification Request**

**Architectural Review Board as per letter received from Christopher S. Pickell dated February 4th 2016 requesting a Modification to their previously approved Resolution dated January 22nd 2015 hereby approves a Modification – adding two small four-light windows to the west gable end wall, two small four light windows to the north wall and changed the operation and hardware of the large barn door on the south side from swinging to sliding, as a sliding design is safer in high winds and also follows historical precedent.**

**Chairman Myers made a motion to approve the application. Member Geus seconded. All members were in favor.**

**Commercial Exteriors**

**Surf Club @ Montauk  
C/o Carlos DePaulo  
131 Webb Avenue  
Stamford, Connecticut**

**SCTM# 300-49-6-21  
20 Surfside Avenue  
Montauk, NY**

**Tabled until the next scheduled meeting which will be held March 10<sup>th</sup> 2016. Chairman Myers requested a more updated survey be submitted into the record – also member unable to make a field inspection due to inability to access the site due to weather.**

**Animal Rescue Fund  
C/o Fleming & Darrell  
10 Gingerbread Lane  
East Hampton, NY**

**SCTM# 300-192-3-4  
90 Daniels Hole Road  
Wainscott, NY**

**Board approved construction of three additional buildings; 8,860 sq. ft. dog training center, a 4,771 sq. ft. dog sanctuary, and a 4,771 sq. ft. cat sanctuary, at an existing animal adoption center. Other proposed improvements include a 451 sq. ft. expansion of an existing building for**

additional office space. Roofing material to be Premium Metallic Berridge Champagne – the color complies with LEED 2009 v3 requirements for steep slopes and low slopes and Energy Star requirements for roof slopes greater than 2:12 – and Siding to be Cabot's 50/50 bleaching oil with semi solid dark slate gray stain - Approval conditioned upon:

- Lighting Plan (SP-03) prepared by Michael Mapes, P.E., dated June 6th 2015
- A set of plans prepared by Richard S. Bacon, Architect, including Administration Floor Plan (A.2-100), Administration Partial Floor Plan and Enlarged Plans (A.2-101) and Administration Exterior Elevations (A.2-400) dated October 14th 2014.
- A set of plans prepared by Richard S. Bacon, Architect, including: Training Building Floor Plan (A.3-100), Training Building Mechanical Equip. Area Plan (A.3-102), Training Building Exterior Elevations (A.3-400), Training Building Exterior Elevations (A.3-401) dated October 23rd 2014.
- A set of plans prepared by Richard S. Bacon, Architect, including: Cat Sanctuary Basement & Clerestory Dimension Plan (A.4-102) dated October 9th 2014 and Cat Sanctuary Exterior Elevations (A.4-400) dated October 23rd 2014.
- A set of plans prepared by Richard S. Bacon, Architect, including: Dog Sanctuary Main Level Dimension Plan (A.5-101) and Dog Sanctuary Main Level Dimension Plan (A.5-101) and Dog Sanctuary Basement & Clerestory Dimension Plan (A.5-102) both dated October 9th 2014, and Dog Sanctuary Exterior Elevations (A.5-400) dated October 23rd 2014.
- Approved Site Plan (SP-01) prepared by Michael Mapes, P.E., dated June 5th 2015.

Member Smith made a motion to approve the application. Member Geus seconded. All members were in favor.

14 Washington Avenue LLC  
Andrew Jurkiewicz  
PO Box 543  
East Hampton, NY

SCTM# 300-147-7-7, 8 & 9.1  
14 Washington Avenue  
East Hampton, NY

Board approved a number of minor changes that occurred during construction. The ARB modifies their January 24th 2011 Resolution to reflect the following revisions as per Site Plan (Sheet C101) prepared by D.B. Bennett and dated revised February 1st 2016

- The exterior staircase and basement were not constructed and have been eliminated
- A 6 ft. high chain link fence has been constructed instead of the 6 ft. high stockade fence
- A 6 ft. high stockade fence is to be installed in front of the chain link fence for a distance of 60 ft. along the northerly property line in order to provide screening to the residential property on the northerly side of the site
- The chain link fence was extended across the front on the property along Washington Avenue with a gate and in the rear approximately 30 ft. backing residential, stockade fence installed
- An 8 ft. x 20 ft. metal storage container has been installed on part of the area designated for outdoor storage.

Member Geus made a motion to approve Modification request. Member Smith seconded. All members were in favor.

EM & T Inc.  
C/o Buchanan & Marques  
Robert Buchanan  
192 Route 25  
Middle Island, NY

SCTM# 300-163-7-28.1  
148 North Main Street  
East Hampton, NY

Application at the request of the applicant has been withdrawn.

#### Comments to Planning Board

AT&T @ Iacono Farms  
Long Lane  
East Hampton, NY

SCTM# 300-159-1-10.1



**Letter to be forwarded to the Planning Board outlining their recommendations.**

**Sperber Old Fireplace Road  
68 Muir Boulevard  
East Hampton, NY**

**SCTM# 300-123-3-10.1**

**Letter to be forwarded to the Planning Board outlining their recommendations**

**Ruddy Site Plan  
31 & 33 Three Mile Harbor  
East Hampton, NY**

**SCTM# 300-0161-3-28, 29**

**Letter to be forwarded to the Planning Board outlining their recommendations**

**Harbor Restaurant Site Plan  
440 West Lake Drive  
Montauk, NY**

**SCTM# 300-6-3-16**

**Letter to be forwarded to the Planning Board that at the present time the Board has no comments.**

**EHIT Bowling Alley Site Plan  
175 Daniels Hole Road  
Wainscott, NY**

**SCTM# 300-181-1-5.1**

**Letter to be forwarded to the Planning Board that at the present time the Board has no comments. Applicant has notified ARB that the application has changed and they will be submitting new information.**

**New Cingular Wireless @ EH Recycling  
Center Site Plan  
260 Springs Fireplace Road  
East Hampton, NY**

**SCTM# 300-145-3-16.1**

**Letter to be forwarded to the Planning Board outlining their recommendations**

**Issuance of Certificate of Occupancy**

**Kevin Gallagher  
36 Bonac Woods  
Springs, NY  
Resolution Dated 8/7/03**

**SCTM# 300-102-7-10**

**Member Geus made a motion to approve the issuance of a Certificate of Occupancy. Member Krug seconded. All members were in favor.**

**Amag Holdings Inc.  
203 Pantigo Road  
East Hampton, NY  
Resolution Dated May 27th 2015**

**SCTM# 300-188-1-10**

**Chairman Myers made a motion to deny the issuance of a Certificate of Occupancy. Chairman Gumpel seconded. All members were in favor.**

**193 East Lake Drive LLC  
193 East Lake Drive  
Montauk, NY  
Resolution Dated July 21<sup>st</sup> 2015**

**SCTM# 300-13-3-23**

**Member Geus made a motion to approve the issuance of a Certificate of Occupancy. Member Smith seconded. All members were in favor.**

**John Cinelli  
125 Abrahams Path  
East Hampton, NY  
Resolution Dated February 20<sup>th</sup> 2015**

**SCTM# 300-119-5-3.2**

**Member Geus made a motion to approve the issuance of a Certificate of Occupancy. Member Krug seconded. All members were in favor.**

**Toni Ross**

**SCTM# 300-200-2-18**

76 Beach Lane  
Wainscott, NY  
Resolution Dated 1/25/14

Chairman Myers made a motion to approve the issuance of a Certificate of Occupancy. Member Geus seconded. All members were in favor.

Stephen & Jennifer Enrico  
114 Sayres Path  
Wainscott, NY  
Resolution Dated 1/22/15

SCTM# 300-197-4-13.2

Chairman Myers made a motion to approve the issuance of a Certificate of Occupancy. Member Geus seconded. All members were in favor.

Fieldview Partners, LLC, Owners  
22 Fieldview Lane  
East Hampton, NY  
Resolution Dated 1/9/14

SCTM# 300-159-18-21

Chairman Myers made a motion to approve the issuance of a Certificate of Occupancy. Member Geus seconded. All members were in favor.

14 Washington Avenue LLC  
14 Washington Avenue  
East Hampton, NY  
Resolution Dated 2/12/16

SCTM# 300-147-7-7, 8 & 9.1

Member Geus made a motion to approve the issuance of a Certificate of Occupancy. Member Smith seconded. All members were in favor.

Resolutions Signed:

Motions were made and seconded to sign the following Resolutions:

Lowey Driftwood  
Robin Hattiangadi

SCTM# 300-110-1-13  
SCTM# 300-102-3-7

**Christopher Katke  
CVJ Corporation  
Prudence & Brian Carabine**

**SCTM# 300-55-7-5  
SCTM# 300-83-6-11  
SCTM# 300-159-1-3.2**

**Adjourn:**

**Chairman Myers made a motion to adjourn. Member Krug seconded. All members were in favor.**